

REALTEC

COMMERCIAL REAL ESTATE SERVICES

REDEVELOPMENT OPPORTUNITY AT THE GATEWAY TO DOWNTOWN BERTHOUD 128-154 MOUNTAIN AVENUE | BERTHOUD, CO 80513



Located at the gateway to Downtown Berthoud, this highly visible redevelopment site comprises three parcels totaling just over one acre. Two of the three parcels are prominent corner lots at Mountain Avenue & 1st Street and Mountain Avenue & 2nd Street, creating a strong presence along a primary corridor. The site is well-positioned for a multistory mixed-use development or full residential conversion. Existing improvements on two parcels provide current income, while one corner lot is vacant and ready for demolition, allowing for phased or immediate redevelopment.

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REALTEC LOVELAND | 200 E. 7TH STREET, SUITE 418 | LOVELAND, CO 80537

PROPERTY SUMMARY

Address: 128-154 Mountain Avenue, Berthoud, CO 80513

Price: Contact Broker

Total Site Size: 1.02 acres (44,449 SF)

Improvements:

- 128 Mountain Ave.: Single family residence (2,450 SF)
- 144 Mountain Ave.: Single family residence (1,708 SF) and industrial building (900 SF)
- 154 Mountain Ave.: Retail/shop building (2,304 SF)

Existing Zoning: M1 - Light Industrial, located in the Mountain Avenue Overlay and 1st Street Corridor - Town of Berthoud

The property is zoned M1 - Light Industrial, providing broad range of approved uses as well as flexibility, through a special review process, for other developments such as a mixed-use redevelopment. Discussions with the Town of Berthoud have indicated that they are willing to discuss various incentives for a high-quality mixed-use redevelopment. The zoning framework supports a wide range of complementary uses, creating a strong foundation for a cohesive project that can incorporate a residential component alongside supporting commercial and amenity-driven uses.

The site also benefits from its location within the Mountain Avenue Overlay and 1st Street Corridor, which establishes a unified vision for redevelopment along Mountain Avenue/HWY 56—one of Berthoud's most prominent gateways. The overlay promotes consistent standards for architecture, site design, setbacks, parking, and streetscape enhancements, helping ensure future projects contribute to a cohesive, pedestrian-friendly corridor that creates a true sense of place and strengthens the Downtown gateway experience.

Together, the zoning and overlay, along with the Town of Berthoud's enthusiasm for a high-quality project at this key downtown gateway, provide a clear and predictable entitlement framework—positioning the property for a well-executed mixed-use or various other approved projects which align with Berthoud's long-term vision for the Mountain Avenue and 1st Street Corridor.

Resources:

[Town of Berthoud Development Code](#)

[Town of Berthoud Comprehensive Plan \(updated Nov. 2025\)](#)

[Town of Berthoud Future Land Use Map](#)

[Town of Berthoud Development Activity Map](#)

[Town of Berthoud Mountain Ave. Corridor Design Plan 11/10/25](#)

[2025 Berthoud Housing Diversity Plan](#)

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PROPERTY FEATURES

128 MOUNTAIN AVENUE

Site Size: 0.70 acres (30,515 SF)

Building: 2,450 SF

Construction: 1900/remodeled 1993

Current Use: Single family residence

Property Description: Located at the intersection of Mountain Avenue and 1st Street, on the NW corner

144 MOUNTAIN AVENUE

Site Size: 0.15 acres (6,809 SF)

Building: Single family residence (1,708 SF) and industrial building (900 SF)

Construction: 1899/remodeled 2015

Current Use: Single family residence and auto repair

Tenant: Berthoud Tire Company Inc.

Property Description: Single family residence with Mountain Ave. frontage with insulated pole barn along alley. Pole barn includes one drive-in door, restroom, gas heater and mini-split

154 MOUNTAIN AVENUE

Site Size: 0.16 acres (7,125)

Building: 2,304 SF

Construction: 1949/remodeled in 2023

Current Use: Retail bar establishment

Tenant: B-Rad's Arcade and Family Fun Center

Property Description: Recently renovated retail building with glass roll up doors, barrel ceiling, walk-in cooler, two restrooms, outdoor space, gas heater and AC

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128 MOUNTAIN AVENUE



144 MOUNTAIN AVENUE



154 MOUNTAIN AVENUE

RESIDENTIAL DEVELOPMENTS TOWN OF BERTHOUD

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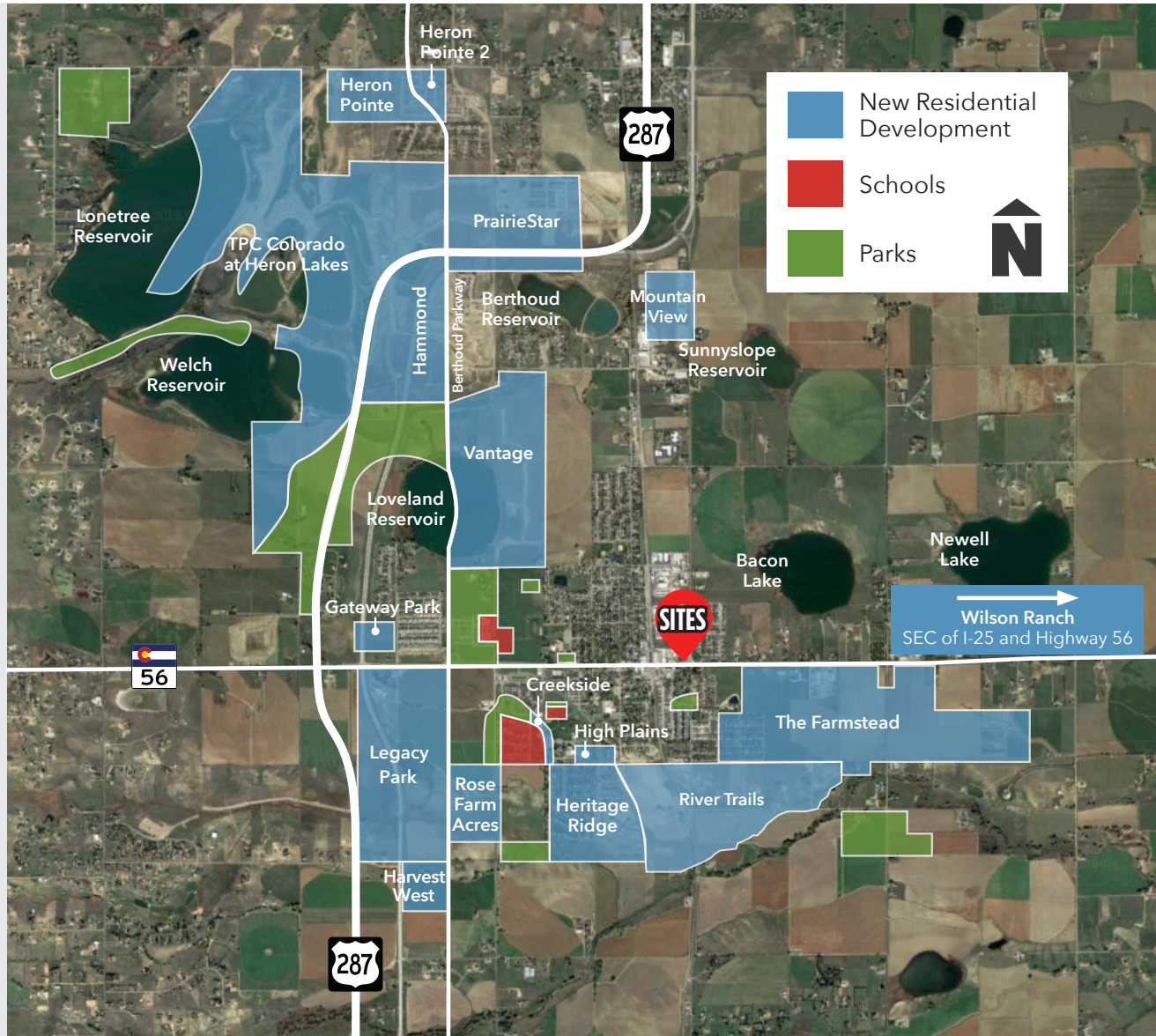
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NEW RESIDENTIAL DEVELOPMENTS IN THE BERTHOUD AREA

- Creekside** - 63 housing units
- Gateway Park** - 186 housing units
- Hammond Farm** - 741 housing units
- Heritage Ridge** - 447 housing units
- Heron Pointe** - 266 housing units
- Heron Pointe 2** - 142 housing units
- Harvest West** - 87 housing units - in development
- High Plains** - 30 housing units
- Legacy Park** - Up to 1,800 housing units
- Mountain View** - 384 housing units - in development review
- PrairieStar** - 854 housing units
- River Trails** - 416 housing units - approved
- Rose Farm Acres** - 203 housing units
- TPC Colorado at Heron Lakes** - 1,258 housing units with golf course and convention center - under construction
- The Farmstead** - 1,763 housing units - in planning review / under construction
- Vantage** - 605 housing units - under construction
- Wilson Ranch** - 4,000+ housing units

* All figures are approximate.
** Source: Town of Berthoud



ABOUT TOWN OF BERTHOUD

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About the Town of Berthoud

The Town of Berthoud represents a compelling investment market within Northern Colorado, combining strong regional connectivity, a growing population base, and a clear vision for long-term economic development. Located between Loveland and Longmont, Berthoud sits within the Front Range growth corridor and benefits from proximity to major employment centers throughout Larimer, Boulder and Weld Counties.

Berthoud offers convenient access to U.S. Highway 56 (Mountain Avenue), U.S. Highway 287, and Interstate 25, providing efficient north-south and east-west connectivity to Fort Collins, Loveland, Longmont, Boulder, and the greater Denver metro area. This strategic location supports both commuter-oriented residential growth and employment-based development.

The community has experienced steady growth fueled by regional in-migration, expanding housing options, and continued public and private investment. Local leadership has prioritized infrastructure improvements, downtown revitalization, and thoughtfully planned redevelopment to support economic expansion while preserving Berthoud's distinct character.

Downtown Berthoud, anchored by Mountain Avenue, continues to benefit from enhanced streetscapes, gateway improvements, and a focus on pedestrian-oriented development. These initiatives reinforce

the Town's commitment to strengthening its core while encouraging higher-quality development at prominent gateway locations.

With a business-friendly regulatory environment, access to a growing labor pool, and positioning within one of Colorado's most dynamic regional markets, Berthoud offers investors a stable yet upward-trending environment well-suited for long-term value creation.

Area Demographics			
	2 Miles	5 Miles	10 Miles
Population			
2024 Population	9,502	23,970	201,255
Annual Growth 2024-2029 (projected)	1.60%	1.50%	0.90%
Median Age	42	42.8	41.7
Bachelor's Degree or Higher	34%	38%	39%
Households			
2024 Households	3,652	9,303	80,836
2029 Household Projections	3,953	10,018	84,626
Total Specified Consumer Spending (\$)	\$148.8M	\$389.5M	\$3B
Income			
Avg. Household Income	\$116,080	\$119,090	\$106,076
Median Household Income	\$96,730	\$96,462	\$84,497

*Source, CoStar

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

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